

VICINITY MAP NTS

GENERAL NOTES:

- 1.) THERE IS NO FLOODPLAIN LOCATED ON THE SUBJECT TRACT. THE APPLICABLE FLOODPLAIN FEMA FIRM MAP 4804100215 F, DATED APRIL 2, 2014, SHOWS THIS PROPERTY TO BE COMPLETELY WITHIN ZONE X AREAS OUTSIDE ANY FLOOD HAZARD AREA.
- 2.) STORM WATER RUNOFF SHALL DISCHARGE TO THE 20' DRAINAGE EASEMENT ALONG THE SOUTH EASTERN LINE OF THE PROPERTY.
- 3.) PROPOSED BUILDING IS SINGLE STORY 62'X80' WITH A 20' EAVE HEIGHT.
- 4.) PROPOSED DEVELOPED AREA OF LOT IS 12091 SF.
- 5.) SITE TO BE USED FOR COMMERCIAL PURPOSES. ZONING IS C-3 COMMERCIAL.
- 6.) SOLID WASTE PICKUP WILL BE PROVIDED BY THE COLLECTION TRUCK ENTERING THE PARKING LOT AND COLLECTING WASTE FROM AN 8 CY CONTAINER WITHIN THE DUMPSTER AREA.
- 7.) 10 PARKING SPACES AND 1 ADA PARKING SPACE.

LANDSCAPE NOTES:

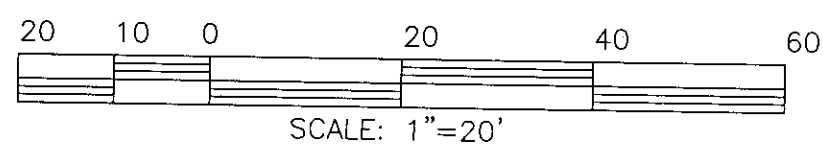
- 1.) ALL DISTURBED AREA TO BE SEEDED WITH BERMUDA GRASS.
- 2.) ALL LANDSCAPING MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION BY CONTRACTOR. AFTER ONE YEAR, THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPING.
- 3.) PLANT MATERIAL THAT WILL BE INSTALLED WILL BE SIGNIFICANTLY SMALLER THAN THOSE SHOWN AND CONSIDERED IN THE CALCULATIONS. PLANT MATERIAL SHOULD NOT BE EXPECTED TO REACH MATURITY FOR SEVERAL YEARS DEPENDANT ON GROWING CONDITIONS.
- 4.) CONTRACTOR IS TO SEED ALL DISTURBED AREAS LEFT UNPAVED AND GUARANTEE COVERAGE OF VEGETATION UNTIL ESTABLISHMENT OF GRASS. GRASS TYPE SHALL BE BERMUDA GRASS OR RYE/BERMUDA MIXTURE.
- 5.) PLANT MATERIAL WILL BE WATERED BY HOSE BIBS LOCATED AT BUILDING CORNERS.
- 6.) PLANTINGS FOR PARKING LOT SCREENING SHALL BE PLANTED A MAXIMUM OF 3 FEET FROM THE EDGE OF PARKING LOT PAVEMENT. NO PLANTINGS SHALL BE PLACED DIRECTLY OVER EXISTING WATER/SEWER UTILITIES.

CONSTRUCTION NOTES:

- 1.) 18'X18' DUMPSTER PAD, 8" THICK REINFORCED CONCRETE W/ #5 REBAR @ 12" O.C.E.W. AND W/ 6" TALL WOODEN FENCE SCREEN.
- 2.) ALL SITE WORK IS TO BE DONE IN CONFORMANCE WITH BRYAN/COLLEGE STATION 2012 STANDARD SPECIFICATIONS FOR WATER AND SEWER AND THE CITY OF BRYAN STANDARD SPECIFICATIONS FOR STREETS AND DRAINAGE.
- 3.) ALL FILL SUBGRADE AND BASE MATERIAL SHALL BE COMPACTED TO 98% STD IN AREAS TO BE PAVED AND 95% STD IN ALL OTHER AREAS.
- 4.) ALL CONCRETE TO BE CONSTRUCTED 35,000 PSI (MIN) 28 DAY STRENGTH PORTLAND CEMENT CONCRETE.
- 5.) ALL ITEMS TO BE REMOVED DURING CLEARING AND GRUBBING. REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL. ALL EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE DIRECTED BY THE OWNER. ALL DEBRIS MUST BE DISPOSED OF OFF-SITE.
- 6.) PRIOR TO GRADING OPERATIONS, THE CONTRACTOR IS TO STRIP THE FIRST 6" OF SOIL. CONTRACTOR SHALL PROOF ROLL THE ENTIRE SITE AND REMOVE ANY UNSTABLE MATERIALS ACCORDING TO TxDOT SPECIFICATIONS. SELECT FILL IS TO BE USED IN REPLACING OBJECTIONABLE MATERIAL.
- 7.) EACH UTILITY CONTRACTOR IS RESPONSIBLE FOR POSITIONING AND TRENCHING OF SERVICE LINES. MARK ALL LINES WITH UTILITY TAPE. UTILITY CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WITH PAVING CONTRACTOR IN PLACEMENT AND INSTALLATION OF ANY NECESSARY UTILITY CONDUIT PRIOR TO SUBGRADE PREPARATION. LINES REQUIRING SLOPE CONTROL ARE TO BE INSTALLED FIRST. ALL OTHER LINES NOT REQUIRING SLOPE CONTROL OR ELEVATION SHALL BE INSTALLED DEEPEST FIRST. EACH CONTRACTOR IS RESPONSIBLE FOR KNOWING FINAL DETERMINATION OF INSTALLATION ORDER.
- 8.) THE PARKING LOT IS 6" DEPTH CONCRETE PAVEMENT TO MEET OR EXCEED MINIMUM CITY OF BRYAN REQUIREMENTS.
- 9.) MATERIALS AND METHODS FOR PAVEMENT MARKINGS SHALL CONFORM TO TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES (CURRENT EDITION) WITH THE FOLLOWING EXCEPTIONS: 1. TYPE II MARKING MATERIALS NEED NOT BE PURCHASED FROM THE DEPARTMENT, AND 2. GLASS BEANS MAY BE OMITTED, BUT MARKING MATERIAL SHALL BE TYPE II PAINT-TYPE MATERIAL.
- 10.) ELEVATION CERTIFICATE IS REQUIRED TO BE SUBMITTED AFTER THE FOUNDATION FORMS ARE PLACED BUT PRIOR TO THE SLAB BEING POURED.

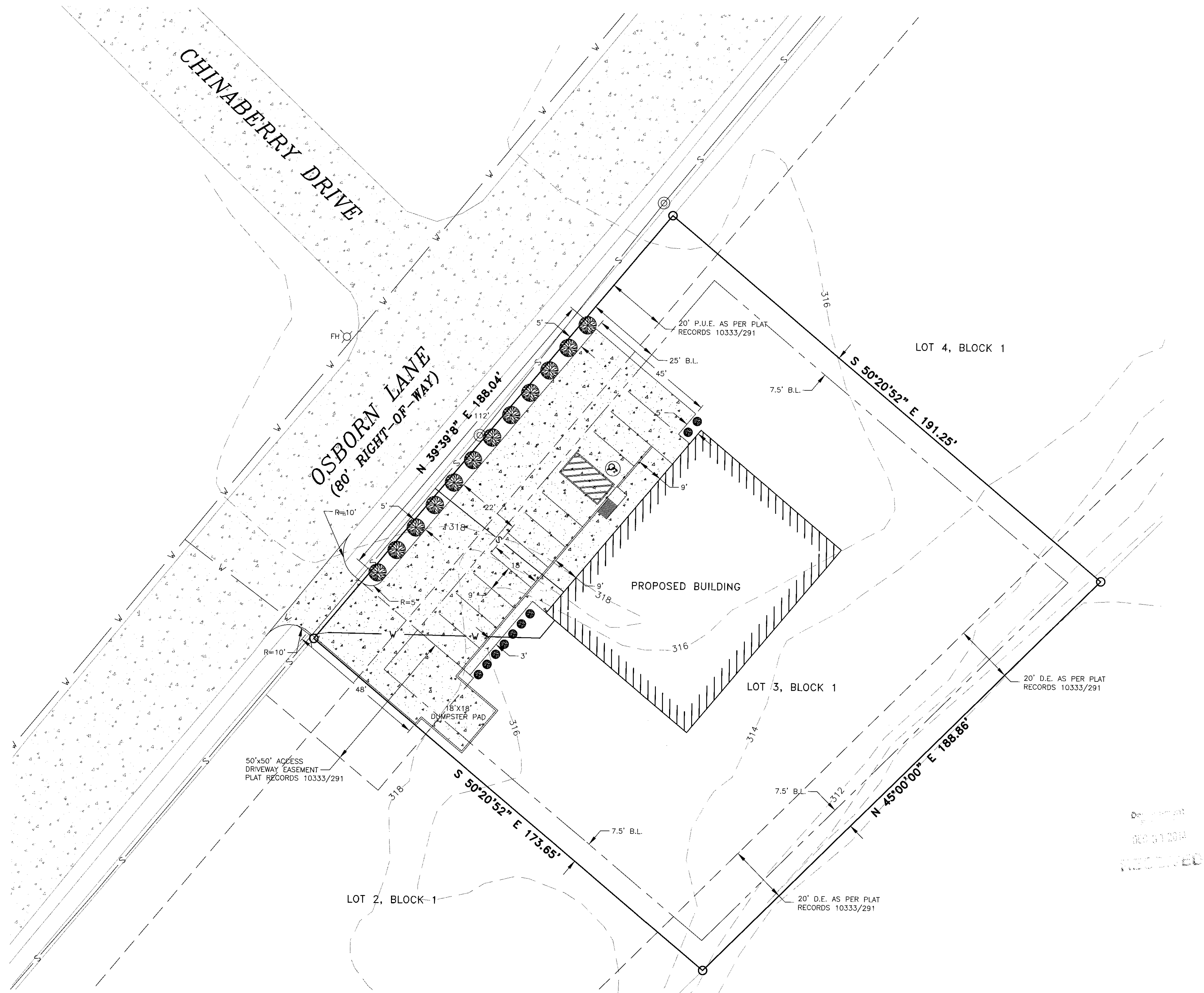
LEGEND

- | | |
|--|-----------------------|
| | PAVEMENT PAVEMENT |
| | EXISTING PAVEMENT |
| D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
B.L. = BUILDING LINE | |
| | EXISTING WATER |
| | PROPOSED WATER |
| | EXISTING SEWER |
| | PROPOSED SEWER |
| | PROPOSED CREPE MYRTLE |
| | PROPOSED SHRUB |



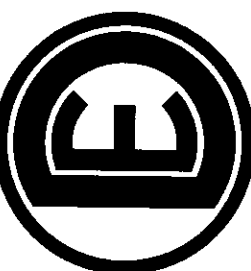
LANDSCAPING:

PARKING AND BUILDING AREA = 12,091 SF
15% OF 12,091 = 1,814 SF
12 CREPE MYRTLE @ 150 SF = 1,800 SF
9 SHRUBS @ 10 SF = 90 SF
TOTAL LANDSCAPING = 1,890 SF



OWNER:
MOORE MILITARIA
12793 SH 30, SUITE 2
COLLEGE STATION, TEXAS 77845

DYER ENGINEERING, INC.
ENGINEERING & CONSULTING



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1401 Howlings - Flower Mound, Texas 75028 - Phone: 502-945-1822 - E-mail: dyer-eng@gmail.com
TBE Firm No. 1119

DRAWN BY:	SCALE:	CHECKED BY:	DATE:
HO	1"=20'	JBD	12-26-14

PRELIMINARY FOR
REVIEW PURPOSES

JACK B. DYER
REGISTERED PROFESSIONAL
ENGINEER NO. 86238

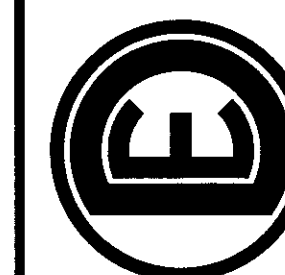
SITE PLAN FOR
2160 OSBORN LANE
LOT 3, BLOCK 1, BEING 0.79 ACRES
WINDHAM SUBDIVISION
VOLUME 10333, PAGE 291
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

SHEET
1
1 OF 2

JOB No.
C14017



DYER ENGINEERING, INC.
ENGINEERING & CONSULTING



DRAWN BY: HO	SCALE: 1"=20'
CHECKED BY: JBD	DATE: 12-26-14

PRELIMINARY FOR
REVIEW PURPOSES

JACK B. DYER
REGISTERED PROFESSIONAL
ENGINEER NO. 86238

EROSION CONTROL PLAN FOR
2160 OSBORN LANE
LOT 3, BLOCK 1, BEING 0.79 ACRES
WINDHAM SUBDIVISION
VOLUME 10333, PAGE 291
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

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JOB No.	C14017